



STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of
Craig K. Hirai
Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON WATER, LAND, & HAWAIIAN AFFAIRS

March 15, 2019 at 9:30 a.m.
State Capitol, Room 325

In consideration of
H.C.R. 8
APPROVING THE SALE OF THE LEASED FEE INTEREST IN
94-940 MEHEULA PARKWAY, NO. 252, MILILANI, HAWAII.

The HHFDC ***supports*** H.C.R. 8. HHFDC is seeking legislative approval to sell the leased fee interest in this apartment unit to its leasehold owner.

This apartment unit was built in 1974 as part of the Nahoia Apartments affordable for-sale development. Only 14 units out of the entire 231-unit development remain in leasehold.

HHFDC has also worked with the Office of Hawaiian Affairs during the interim to keep them informed of these findings and intent to sell the leased fee interest in this parcel. A copy of the draft resolution was provided to OHA on September 28, 2018.

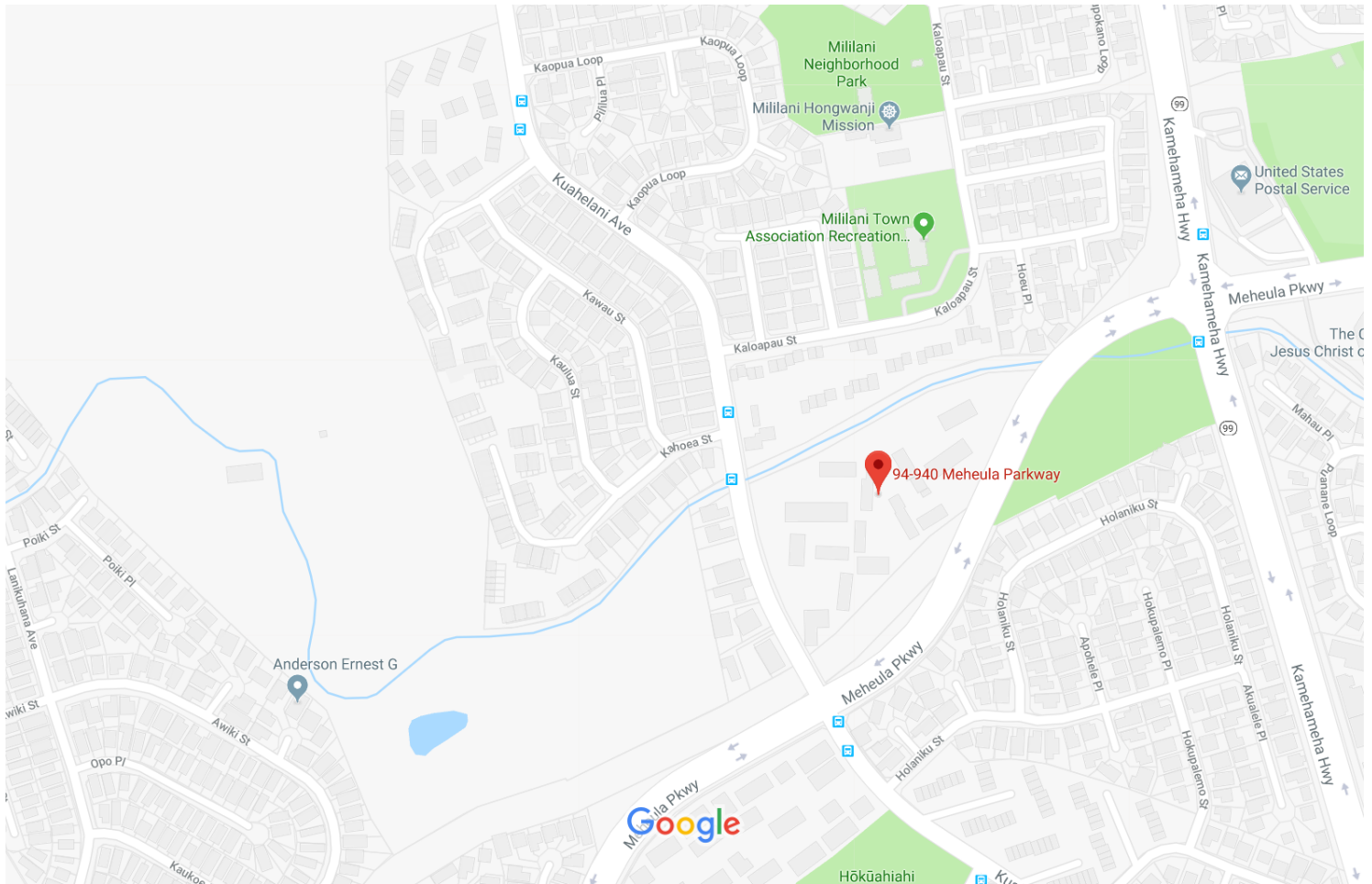
The attached documents provide more information on this property:

1. A map showing the general location of Nahoia Apartments;
2. A photo of the property; and
3. A copy of the title report for the parcel.

Thank you for the opportunity to testify.



94-940 Meheula Pkwy



94-940 Meheula Pkwy

Mililani, HI 96789



CXXJ+MF Mililani, Hawaii

Photos



TITLE GUARANTY OF HAWAII, LLC

July 10, 2018

LOREEN KAWEWEHI

STATE OF HAWAII – HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

REAL ESTATE SERVICES SECTION

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

RECEIVED
HAWAII HOUSING FINANCE
DEVELOPMENT CORP
2018 JUL 12 A 10:34

Re: TG Order No. 201833309
Project: NAHOA APARTMENTS
Unit/Lot No: 252
Property Address: 94-940 Meheula Parkway #252
TMK: (1) 9-4-005-034 HPR 0119
Lessee: New Direction IRA, Inc. FBO of Ian Park Bigelow Beneficiary IRA

Dear Ms. Kawewehi,

In accordance with your request of July 3, 2018, I confirm that as of **August 15, 1895**, title to the subject land was held in **private ownership** by IRENE II BROWN, the daughter of Ioane II, the awardee of Land Commission Award Number 8241, covering the Ahupuaa of Waipio, District of Ewa, Island of Oahu.

Title descends straight and unbroken to HAWAII HOUSING AUTHORITY, a public body and a body corporate and politic of the State of Hawaii, by Deed of Mililani Town, Inc., a Hawaii corporation, dated October 7, 1974, filed as Land Court Document No. 698788.

The corporate name of HAWAII HOUSING AUTHORITY was changed to HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII as set forth in Land Court Order No. 131893 filed June 25, 1998.

The corporate name of HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII was changed to HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION as set forth in Land Court Order No. 166725 filed June 30, 2006 and Land Court Order No. 171023 filed February 6, 2007.

Loreen Kawewehi

July 10, 2018

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Please be informed that liability for any actual loss incurred by reason of any incorrectness herein is limited to the lesser of \$3,500.00 or two times the amount paid for this product.

Should you have any follow-up questions or comments, please contact me; I can be reached directly by phone at (808) 533-5834, by fax at (808) 533-5870 or by email at cuahinui@tghawaii.com.

Yours truly,



Colleen H. Uahinui

Lead Senior Title Abstractor

Historic Title Services



DAVID Y. IGE
GOVERNOR

MIKE MCCARTNEY
DIRECTOR

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

No. 1 Capitol District Building, 250 South Hotel Street, 5th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804
Web site: dbedt.hawaii.gov

Telephone: (808) 586-2355
Fax: (808) 586-2377

Statement of
MIKE MCCARTNEY
Director

Department of Business, Economic Development and Tourism
before the

HOUSE COMMITTEE ON WATER, LAND, & HAWAIIAN AFFAIRS

Friday, March 15, 1029
9:30 a.m.

State Capitol, Conference Room 325

in consideration of
**H.C.R. 7 APPROVING THE TRANSFER OF THE LEASED FEE INTEREST IN
A PORTION OF 610 COOKE STREET, HONOLULU, HAWAII, TO THE CITY AND
COUNTY OF HONOLULU; and
H.C.R. 8 APPROVING THE SALE OF THE LEASED FEE INTEREST IN
94-940 MEHEULA PARKWAY, NO. 252, MILILANI, HAWAII.**

Chair Yamane, Vice Chair Todd, and Members of the Committee.

The Department of Business, Economic Development and Tourism (DBEDT)
supports H.C.R. 7 and H.C.R. 8. HHFDC is seeking legislative approval to transfer a
portion of 610 Cooke Street, Honolulu, Hawaii, to the City and County of Honolulu, and
to sell the leased fee interest in a condominium unit to its leasehold owner.

HHFDC has met all statutory prerequisites to request approval of the sale or
transfer of these parcels. Accordingly, DBEDT respectfully requests that the Committee
pass these Concurrent Resolutions.

Thank you for the opportunity to offer support on these Concurrent Resolutions.

HCR-8

Submitted on: 3/13/2019 10:55:57 AM

Testimony for WLH on 3/15/2019 9:30:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Ian Bigelow	Individual	Support	Yes

Comments:

To Whom It May Concern,

Thank you so much for considering this bill for approval. I am the current lessee, after having purchased the leasehold interest on 2/9/18. I immediately started the process towards purchasing the fee interest, and have already allocated the funds to acquire it into a separate account in anticipation of this moving forward. There are just 14 remaining leasehold units at Nahoia Apartments out of a total of 232 units, and I'm hopeful that in the near future, all lessees will own the land beneath their homes.

Sincerely,

Ian Bigelow